081.0	0003	0004.A	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	790,000 / 790,000
					USE VALUE:	790,000 / 790,000
					ASSESSED:	790,000 / 790,000

PROPERTY LOCATION

No	Alt No	Direction/Street/City
6		KING ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	KWAN RICKY C --ETAL
Owner 2:	KWAN JUAN PING
Owner 3:	
Street 1:	6 KING STREET
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	
Owner 2:	
Street 1:	
Twn/City:	
St/Prov:	Cntry:
Postal:	

NARRATIVE DESCRIPTION

This parcel contains 6,042 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1988, having primarily Vinyl Exterior and 2532 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 1 HalfBath, 7 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R4	TOWNHOU	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	2	Above Stree
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	6042.000	411,200		378,800	790,000
Total Card	0.139	411,200		378,800	790,000
Total Parcel	0.139	411,200		378,800	790,000

Source: Market Adj Cost | Total Value per SQ unit /Card: 312.03 | /Parcel: 312.0

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct 146997

GIS Ref

GIS Ref

Insp Date 08/17/18

!6564!

PREVIOUS ASSESSMENT

Parcel ID 081.0-0003-0004.A

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	411,200	0	6,042.	378,800	790,000	790,000	Year End Roll	12/18/2019
2019	101	FV	317,400	0	6,042.	384,200	701,600	701,600	Year End Roll	1/3/2019
2018	101	FV	317,400	0	6,042.	286,800	604,200	604,200	Year End Roll	12/20/2017
2017	101	FV	317,400	0	6,042.	259,700	577,100	577,100	Year End Roll	1/3/2017
2016	101	FV	317,400	0	6,042.	248,900	566,300	566,300	Year End	1/4/2016
2015	101	FV	314,000	0	6,042.	211,000	525,000	525,000	Year End Roll	12/11/2014
2014	101	FV	314,000	0	6,042.	200,200	514,200	514,200	Year End Roll	12/16/2013
2013	101	FV	314,000	0	6,042.	190,500	504,500	504,500		12/13/2012

PRINT

Date	Time
12/10/20	21:19:24

LAST REV

Date	Time
08/31/18	08:31:00

apro

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 6564

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
	19702-167		3/1/1989		232,500	No	No		Y

USER DEFINED

Prior Id # 1:	146997
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
6/17/2002	499	Re-Roof	1,500	C				
10/19/1998	723	Siding	3,000					VINYL SIDING

ACTIVITY INFORMATION

Date	Result	By	Name
8/17/2018	MEAS&NOTICE	BS	Barbara S
3/30/2009	Entry Denied	345	PATRIOT
4/24/2000	Inspected	263	PATRIOT
4/11/2000	Missed Appt.	276	PATRIOT
1/11/2000	Mailer Sent		
1/11/2000	Measured	264	PATRIOT
8/7/1993		EK	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		6042		Sq. Ft.	Site		0	70.	0.90	5			Med. Tr	-10					378,792						378,800	

Total AC/HA: 0.13871 | Total SF/SM: 6042 | Parcel LUC: 101 | One Family | Prime NB Desc: ARLINGTON | Total: 378,792 | Spl Credit | Total: 378,800

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	6 - Colonial		
Sty Ht:	2A - 2 Sty +Attic		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	YELLOW		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1988	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G4	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	1 - Drywall		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:	1		
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Average
A Bath:	1	Rating:	Good
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Average
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Good
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GD - Good	11.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	11.3	%

CALC SUMMARY

Basic $ / SQ:	125.00
Size Adj.:	1.19830275
Const Adj.:	0.99989998
Adj $ / SQ:	149.773
Other Features:	96500
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	463627
Depreciation:	52390
Depreciated Total:	411238

COMMENTS

NO ACCESS TO BEDROOM W/ATTIC STAIRS
EST ATC FINISH AND MASTER BATH, SUMMER ST.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs: 7		BRs: 3		Baths: 1					HB 1		

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

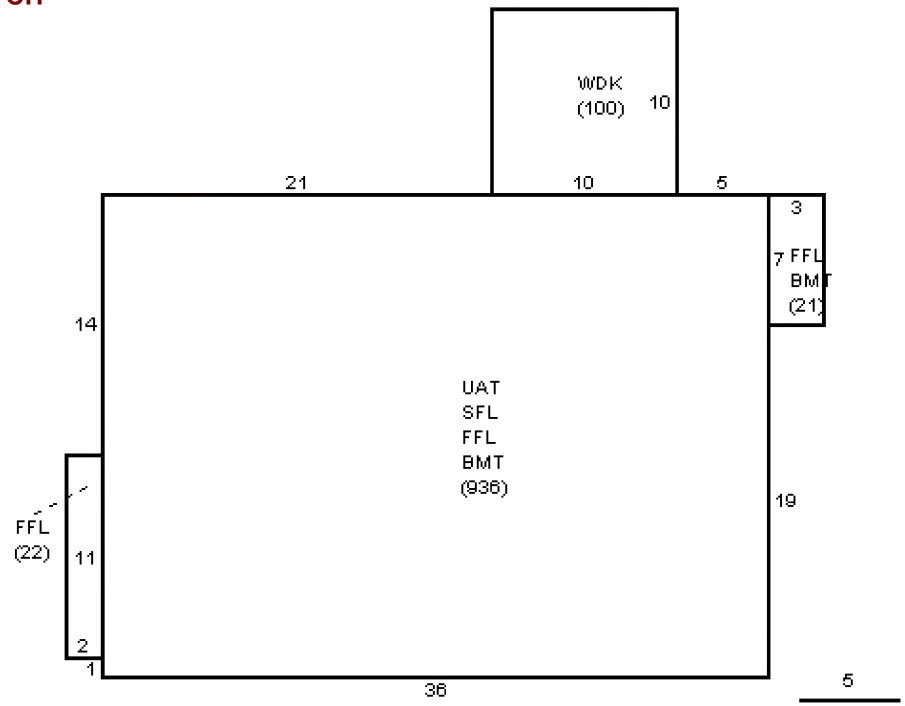
No Unit	RMS	BRS	FL
1	7	3	M
Totals			
1	7	3	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:	1.00	Before Depr:	149.77
Special Features:	0	Val/Su Net:	128.26
Final Total:	411200	Val/Su SzAd	214.73

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	979	149.770	146,628
BMT	Basement	957	56.610	54,180
SFL	Second Floor	936	149.770	140,187
UAT	Upper Attic	234	104.840	24,533
WDK	Deck	100	16.000	1,600
	Net Sketched Area:	3,206	Total:	367,128
Size Ad	1915	Gross Are	3908	FinArea 2532

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	RRM	40	A	
UAT	100	FLA	100	A	

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

081.0-0003-0004.A

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:	Total: